

106TH CONGRESS
2D SESSION

H. R. 4664

To establish the elderly housing plus health support demonstration program
to modernize public housing for elderly and disabled persons.

IN THE HOUSE OF REPRESENTATIVES

JUNE 14, 2000

Mr. MEEKS of New York introduced the following bill; which was referred to
the Committee on Banking and Financial Services

A BILL

To establish the elderly housing plus health support demonstration program to modernize public housing for elderly and disabled persons.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Elderly Housing Plus
5 Health Support Demonstration Act”.

6 **SEC. 2. FINDINGS AND PURPOSES.**

7 (a) FINDINGS.—The Congress finds that—

8 (1) there are at least 34,100,000 Americans
9 who are 65 years and older, and persons who are 85

1 years of age or older (often called the oldest old)
2 comprise almost one-quarter of that population;

3 (2) the Bureau of the Census of the Depart-
4 ment of Commerce estimates that, by 2030, the el-
5 derly population will double to 70,000,000 persons;

6 (3) according to the Department of Housing
7 and Urban Development report “Housing Our El-
8 ders—A Report Card on the Housing Conditions
9 and Needs of Older Americans”, the largest and
10 fastest growing segments of the older population in-
11 clude many people who have historically been vulner-
12 able economically and in the housing market—
13 women, minorities, and the oldest old;

14 (4) many elderly persons are at significant risk
15 with respect to the availability, stability, and accessi-
16 bility of affordable housing, as evidenced by a recent
17 study which indicates that 1,700,000 low-income
18 senior households spend more than one-half of their
19 incomes on housing;

20 (5) over 1,000,000 of the approximately
21 3,700,000 Americans who are 62 years of age or
22 older and are living in federally assisted housing re-
23 side in public housing, thereby making it the largest
24 Federal housing program for senior citizens;

1 (6) the elderly population residing in public
2 housing is older, poorer, frailer, and more racially
3 diverse than the elderly population residing in other
4 assisted housing;

5 (7) two-thirds of the public housing develop-
6 ments for the elderly, including those that also serve
7 the disabled, were constructed before 1970 and are
8 in dire need of major rehabilitation, such as rehabili-
9 tation to provide new roofs, energy-efficient heating,
10 cooling, and utility systems, and up-to-date safety
11 features, such as sprinklers, fire alarms, and secu-
12 rity systems;

13 (8) many of the dwelling units in public housing
14 developments for elderly and disabled persons are
15 undersized, are inaccessible to residents with phys-
16 ical limitations, do not comply with the requirements
17 under the Americans with Disabilities Act of 1990,
18 or lack railings, grab bars, emergency call buttons,
19 and wheel chair accessible ramps;

20 (9) a recent study for the Department of Hous-
21 ing and Urban Development found that the cost of
22 the basic modernization needs for public housing for
23 elderly and disabled persons exceeds
24 \$5,700,000,000;

1 (10) a growing number of elderly and disabled
2 persons face unnecessary institutionalization because
3 of the absence of appropriate supportive services and
4 assisted living facilities in their residences;

5 (11) for many elderly and disabled persons,
6 independent living in a non-institutionalization set-
7 ting is a preferable housing alternative to costly in-
8 stitutionalization, and would allow public monies to
9 be more effectively used to provide necessary services
10 for such persons;

11 (12) congregate housing and supportive services
12 coordinated by service coordinators is a proven and
13 cost-effective means of enabling elderly and disabled
14 persons to remain in place with dignity and inde-
15 pendence; and

16 (13) the effective provision of congregate serv-
17 ices and assisted living in public housing develop-
18 ments often requires the redesign of units and build-
19 ings to accommodate independent living.

20 (b) PURPOSES.—The purposes of this Act are—

21 (1) to establish a program to demonstrate the
22 effectiveness of making competitive grants to provide
23 state-of-the-art health-supportive housing with as-
24 sisted living opportunities for elderly and disabled
25 persons;

1 (2) to provide funding to enhance, make safe
2 and accessible, and extend the useful life of public
3 housing developments for the elderly and disabled
4 and to increase their accessibility to supportive serv-
5 ices;

6 (3) to provide elderly and disabled public hous-
7 ing residents a readily available choice in living ar-
8 rangements by utilizing the services of service coor-
9 dinators and providing a continuum of care that al-
10 lows such residents to age in place;

11 (4) to incorporate congregate housing service
12 programs more fully into public housing operations;
13 and

14 (5) to accomplish such purposes and provide
15 such funding under existing provisions of law that
16 currently authorize all activities to be conducted
17 under the demonstration program.

18 **SEC. 3. AUTHORITY FOR ELDERLY HOUSING PLUS HEALTH**

19 **SUPPORT DEMONSTRATION PROGRAM.**

20 The Secretary of Housing and Urban Development
21 (in this Act referred to as the “Secretary”) shall carry
22 out an elderly housing plus health support demonstration
23 program under this Act to demonstrate the effectiveness
24 of providing coordinated funding for selected public hous-
25 ing projects for elderly and disabled families to provide

1 amounts for rehabilitating such projects, for providing
2 space in such projects for supportive services and commu-
3 nity and health facilities, for providing service coordina-
4 tors for such projects, and for providing congregate serv-
5 ices programs in or near such projects.

6 **SEC. 4. PARTICIPATION IN PROGRAM.**

7 (a) APPLICATION AND PLAN.—To be eligible to be
8 selected for participation in the demonstration program
9 under this Act, a public housing agency shall submit to
10 the Secretary—

11 (1) an application, in such form and manner as
12 the Secretary shall require; and

13 (2) a plan for the agency that—

14 (A) identifies the public housing projects
15 for which amounts provided under this Act will
16 be used, which may only be projects that are
17 designated, or otherwise used, for occupancy (i)
18 only by elderly families, or (ii) by both elderly
19 families and disabled families; and

20 (B) provides for local agencies or organiza-
21 tions to establish or expand the provision of
22 health-related services or other services that will
23 enhance living for residents of public housing
24 projects of the agency, primarily in the project

1 or projects to be assisted under the demonstra-
2 tion program.

3 (b) SELECTION AND CRITERIA.—The Secretary shall
4 select public housing agencies for participation in the dem-
5 onstration program under this Act based upon a competi-
6 tion among public housing agencies submitting applica-
7 tions for participation. The competition shall be based
8 upon the following criteria:

9 (1) The extent of the need, for the projects of
10 an agency that are identified in the plan of the
11 agency pursuant to section 4(a)(2)(A), for rehabili-
12 tation activities.

13 (2) The past performance of an agency in serv-
14 ing the needs of elderly public housing residents or
15 non-elderly, disabled public housing residents.

16 (3) The past success of an agency in obtaining
17 non-public housing resources to assist such resi-
18 dents.

19 (4) The effectiveness of the plan of an agency
20 in creating or expanding services described in sub-
21 section (a)(2)(B).

22 **SEC. 5. CAPITAL IMPROVEMENTS.**

23 (a) ASSISTANCE.—To the extent amounts are made
24 available under subsection (c), the Secretary shall provide
25 assistance from the Capital Fund established under sec-

tion 9(d)(1) of the United States Housing Act of 1937 (42 U.S.C. 1437g(d)(1)) to public housing agencies selected for participation in the demonstration program under this Act for use only for capital improvements to rehabilitate public housing projects identified in the plan of the agency pursuant to section 4(a)(2)(A) of this Act or to provide space for supportive services and for community and health-related facilities primarily for the residents of such projects.

(b) ALLOCATION.—Amounts made available under subsection (c) shall be allocated among public housing agencies selected to participate in the demonstration program under this Act on the basis of the criteria under section 4(b). Section 9(c)(1) of the United States Housing Act of 1937 (42 U.S.C. 1437g(c)(1)) shall not apply to such amounts.

(c) AUTHORIZATION OF APPROPRIATIONS.—For providing assistance under this section in connection with the demonstration program under this Act, there is authorized to be appropriated to the Capital Fund established under section 9(d)(1) of the United States Housing Act of 1937 \$250,000,000 for fiscal year 2001 and such sums as may be necessary for each subsequent fiscal year.

1 **SEC. 6. SERVICE COORDINATORS.**

2 (a) ASSISTANCE.—To the extent amounts are made
3 available under subsection (c), the Secretary shall make
4 grants under section 34 of the United States Housing Act
5 of 1937 (42 U.S.C. 1437z–6) to public housing agencies
6 selected for participation in the demonstration program
7 under this Act. Such grants shall be used only in accord-
8 ance with section 34(b)(2) of such Act, for public housing
9 projects for elderly and disabled families for which capital
10 assistance is provided under section 5 of this Act, to pro-
11 vide service coordinators and related activities identified
12 in the plan of the agency pursuant to section 4(a)(2) of
13 this Act so that the residents of such projects will have
14 improved and more economical access to services that sup-
15 port their health and well-being. Subsections (c), (d), and
16 (e) of such section 34 shall not apply to amounts made
17 available under this section.

18 (b) ALLOCATION.—The Secretary shall provide a
19 grant pursuant to this section, in an amount not exceeding
20 \$400,000, to each public housing agency that is selected
21 to participate in the demonstration program under this
22 Act.

23 (c) AUTHORIZATION OF APPROPRIATIONS.—For
24 grants under section 34 of the United States Housing Act
25 of 1937 in accordance with this section, there is author-
26 ized to be appropriated \$10,000,000 for fiscal year 2001

1 and such sums as may be necessary for each subsequent
2 fiscal year.

3 **SEC. 7. CONGREGATE HOUSING SERVICES PROGRAMS.**

4 (a) ASSISTANCE.—To the extent amounts are made
5 available under subsection (c), the Secretary shall make
6 grants under section 34 of the United States Housing Act
7 of 1937 (42 U.S.C. 1437z–6) to public housing agencies
8 selected for participation in the demonstration program
9 under this Act. Such grants shall be used only in accord-
10 ance with section 34(b)(2) of such Act, in connection with
11 public housing projects for elderly and disabled families
12 for which capital assistance is provided under section 5
13 of this Act, to carry out a congregate housing service pro-
14 gram identified in the plan of the agency pursuant to sec-
15 tion 4(a)(2) of this Act that provides services as described
16 in section 202(g)(1) of the Housing Act of 1959 (12
17 U.S.C. 1701q(g)(1). No other provision of such section
18 202 shall apply to such grants. Subsections (c), (d), and
19 (e) of such section 34 shall not apply to amounts made
20 available under this section.

21 (b) ALLOCATION.—The Secretary shall provide a
22 grant pursuant to this section, in an amount that does
23 not exceed \$750,000, to each public housing agency that
24 is selected to participate in the demonstration program

1 under this Act and that, in applying for assistance under
2 the demonstration program, requests such assistance.

3 (c) AUTHORIZATION OF APPROPRIATIONS.—For
4 grants under section 34 of the United States Housing Act
5 of 1937 in accordance with this section, there is author-
6 ized to be appropriated \$15,000,000 for fiscal year 2001
7 and such sums as may be necessary for each subsequent
8 year.

9 **SEC. 8. SAFEGUARDING OTHER APPROPRIATIONS.**

10 Amounts authorized to be appropriated by this Act
11 for use under the Elderly Plus demonstration program
12 under this Act are in addition to any amounts authorized
13 to be appropriated under any other provision of law or
14 that have otherwise made available in appropriation Acts,
15 for rehabilitation of public housing projects, for service co-
16 ordinators for public housing projects, or for congregate
17 housing services programs.

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